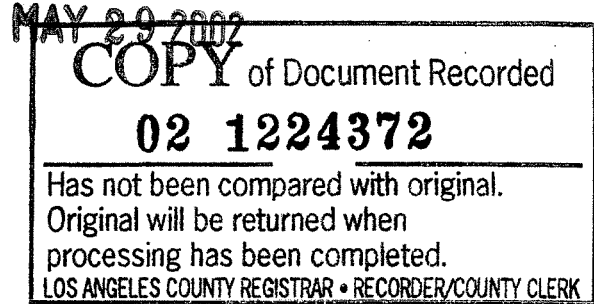


MAY 29 2002

RECORDING REQUESTED BY:
Commonwealth Land Title Company
AND WHEN RECORDED MAIL TO:

LECHUZA VILLAS WEST LP
22761 Pacific Coast Highway #260
Malibu, CA 90265



THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 103593-JB

TITLE ORDER NO.

CORPORATION GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ see attached

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Malibu, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

STAR SAPPHIRE, INC., a California Corporation

hereby GRANT(s) to:

LECHUZA VILLAS WEST, L.P., a California Limited Liability Company

the real property in the City of Malibu, County of Los Angeles, State of California, described as:

Legal description is attached hereto as an exhibit and made a part hereof.

ALSO KNOWN AS: vacant land, Malibu, CA

A.P. #

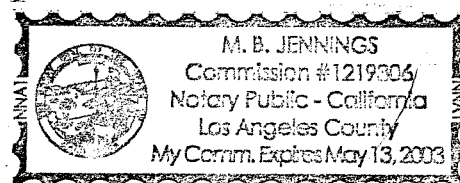
DATED May 28, 2002
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On May 28, 2002

before me, MB Jennings
a Notary Public in and for said State, personally appeared
Norman R. Haynie

Star Sapphire, Inc., a California Corporation

BY: Norman R. Haynie
Norman R. Haynie, PRESIDENT

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their
authorized capacity(ies) and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Signature [Signature]

(This area for official notarial seal)

Mail tax statements to: Mountains Recreation & Conservation Authority, 570 W. Ave. Twenty Six, #100, Los Angeles, CA

EXHIBIT "A"

Parcel 1:

That portion of Lot 155 of Tract No. 10630, in the City of Malibu, County of Los Angeles, State of California, as per map recorded in Book 181 Pages 6 to 11 inclusive of Maps, in the office of the County Recorder of said County, lying Westerly of a line bisecting the Northerly line and the Southerly line of said lot.

EXCEPT any portion of said land lying outside of the Patent lines of the Rancho Topanga Malibu Sequit, as such lines existed at the time of the issuance of the Patent, which was not formed by the Deposit of Alluvium from natural causes and by imperceptible degrees.

ALSO EXCEPT all water in said land and all water appurtenant thereto, and also all metals and minerals and all petroleum, natural gas and other hydrocarbon substances and all surface deposits and sub soil products of any nature or character whatsoever in, under or upon said land, provided, however, nothing herein contained shall be construed as reserving the right to extract minerals, oil, or water therefrom, as reserved by Sonya Levien Hovey, a married man in deed recorded January 23, 1953, in Book 40798 Page 109 Official Records.

Document No. _____

Date: _____

STATEMENT OF TAX DUE AND REQUEST THAT DOCUMENT TRANSFER TAX DECLARATION NOT
BE MADE A PART OF PERMANENT RECORD IN OFFICE OF THE COUNTY RECORDER.

(Pursuant to Section 11934 California Revenue & Taxation Code and County of Orange Ordinance Number 2183)

TO: Los Angeles COUNTY RECORDER

In accordance with the provisions of Section 11934 California Revenue & Taxation Code and the
County of Orange Ordinance Number 2183, request is hereby made that the Documentary Transfer
Tax Declaration be completed on this form.

After the permanent record is made, this form will be affixed to and returned with the conveying
document.

Star Sapphire, Inc., a California Corporation

(Name of One Grantor or Lessor)

Lechuza Villas West, L.P.

(Name of One Grantee or Lessee)

Property described in the accompanying document is located in:

Malibu

(Name of City of Unincorporated Area)

Documentary Transfer Tax due on the property conveyed:

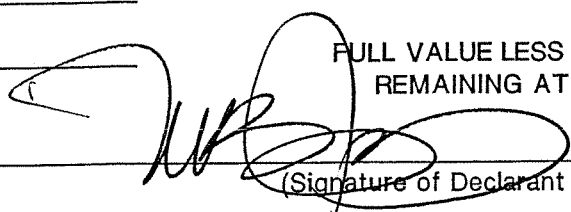
I HEREBY DECLARE THE DOCUMENTARY TRANSFER TAX IS: \$478.50

THE TAX COMPUTED ON:

X

FULL VALUE OF PROPERTY CONVEYED

FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING AT TIME OF SALE


(Signature of Declarant or Agent - Firm Name)